



# Town of New Windsor

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## Attorney for the Town

July 1, 2003

James R. Loeb, Esq.  
Drake, Sommers, Loeb, et al  
One Corwin Court  
Newburgh, NY 12553

Re: GMH Military Housing LLC

Dear Jim:

I am endeavoring to line matters up prior to the GMH closing, which I plan to attend. Town Supervisor George J. Meyers will not attend. Therefore all instruments requiring the Supervisor's signature at the closing must be in my hands well before the closing. I shall present the documents to the Supervisor beforehand for signature and bring them to the closing. Please advise me as to date and place.

In that regard I shall need multiple copies of each of the following for advance signature:

- Military PILOT Agreement
- Fair Market Rental PILOT Agreement
- Sewer Allocation Agreement with Moodna (to be signed previously by Moodna)
- The Certificate of Allocation with Moodna (to be signed previously by Moodna)

The Planning Board stamped maps for the *two-lot subdivision*, the *military site plan*, and the *fair market rental site plan*, as well as signed originals of the above four instruments, will be turned over when I receive in turn fully executed originals of:

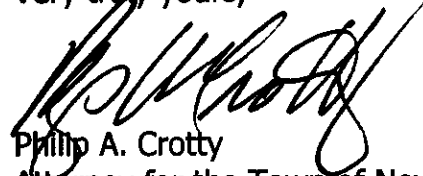
- (a) each of the above four instruments;
- (b) Memorandum of Real Estate Ground Lease (Military Units) with Exhibit A, and Memorandum of Real Estate Ground Lease (Fair Market Rental Units) with Exhibit A; and
- (c) the following checks:

- |  |                    |
|--|--------------------|
| 1. Check to Town of New Windsor for Planning Board subdivision approval (02-16)  | \$260.00           |
| 2. Check to Town of New Windsor for outside Planning Board Professional fees above the escrow for subdivision                            | \$3000.00          |
| 3. Check to Town of New Windsor for Planning Board site plan approval fee for 171 military units (file 02-17 Lot 2)                      | \$4375.00          |
| 4. Check to Town of New Windsor for outside Planning Board professional fees above the escrow for 171 units of military housing          | \$1000.00<br>(est) |
| 5. Check to Town of New Windsor for Planning Board Inspection fees for 171 military units based on 2% of \$897,000.                      | \$17,940.00        |
| 6. Check to Town of New Windsor for site plan approval for 264 market rate units (file 02-18 Lot #1)                                     | \$6,700.00         |
| 7. Check to Town of New Windsor for outside Planning Board professional fees above the escrow for 246 Units for fair market rate housing | \$1000.00<br>(est) |
| 8. Check to Town of New Windsor for Parkland fees for 264 market rate units  | \$396,000.00       |
| 9. Check to Town of New Windsor for Planning Board Inspection fees for 264 market rate units based on 2% of \$1,457,103.                 | \$29,142.06        |

I suggest you forward sufficient copies of the three maps – mylar and prints – to Myra at the Planning Board Office well in advance of the closing date, so she can get them signed by the Planning Board Chairman. You ought to check with her as to the number of copies needed by all parties. I hope the title company at the closing will be familiar with map filing and document recording procedures in Orange County.

I look forward to seeing you at the closing.

Very truly yours,



Philip A. Crotty  
Attorney for the Town of New Windsor

PAC:cmb

Cc George J. Meyers, Supervisor  
James R. Petro, Planning Board Chairman ✓